

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Richland Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$7,836,862**

PJ's Size Grouping*: **C**

PJ Since (FY): **1996**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	96.24 %	95.93 %	9	94.94 %	62	64	
% of Funds Disbursed	87.67 %	88.57 %	9	84.35 %	53	55	
Leveraging Ratio for Rental Activities	4.44	6.83	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.72 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	60.64 %	79.79 %	12	68.05 %	32	32	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	93.57 %	1	79.65 %	100	100	
% of 0-30% AMI Renters to All Renters***	100.00 %	63.98 %	1	44.76 %	100	100	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.07 %	1	94.31 %	100	100	
Overall Ranking:			In State:	1 / 14	Nationally:	98	99
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,319	\$25,028		\$25,245	8 Units	2.30 %	
Homebuyer Unit	\$24,425	\$19,416		\$14,395	264 Units	75.20 %	
Homeowner-Rehab Unit	\$23,062	\$19,280		\$20,186	79 Units	22.50 %	
TBRA Unit	\$0	\$1,680		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Richland Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$126,943	\$84,700	\$17,185
State:*	\$112,262	\$107,034	\$23,751
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	100.0	43.0	60.8	0.0
Black/African American:	0.0	2.3	1.3	0.0
Asian:	0.0	3.0	1.3	0.0
American Indian/Alaska Native:	0.0	0.0	1.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	1.1	2.5	0.0

ETHNICITY:

Hispanic	0.0	50.6	32.9	0.0
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HOUSEHOLD SIZE:

1 Person:	75.0	12.9	19.0	0.0
2 Persons:	12.5	16.7	20.3	0.0
3 Persons:	0.0	17.5	25.3	0.0
4 Persons:	0.0	26.6	19.0	0.0
5 Persons:	12.5	15.2	7.6	0.0
6 Persons:	0.0	7.2	7.6	0.0
7 Persons:	0.0	1.9	1.3	0.0
8 or more Persons:	0.0	1.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	62.5	17.1	22.8	0.0
Elderly:	25.0	0.0	8.9	0.0
Related/Single Parent:	0.0	30.0	35.4	0.0
Related/Two Parent:	12.5	45.6	26.6	0.0
Other:	0.0	7.2	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	25.0	0.0 [#]
HOME TBRA:	0.0	
Other:	75.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 6

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Richland Consortium

State: WA

Group Rank: 98
(Percentile)

State Rank: 1 / 14 PJs

Overall Rank: 99
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	60.64	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

